



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego

Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Cliff Leary
Chairman

Jerry Hollingsworth
Vice Chairman

Phyllis Trombi
Councilwoman

Bob Parker
Councilman

Ramzi Murad
Councilman

DRAFT – SUBJECT TO GFDC APPROVAL January 20, 2008 MINUTES OF November 19, 2008

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Cliff Leary	Peter Drinkwater
Phyllis Trombi	Roger Griffiths
Barry Bardack	Lee Ann Lardy
	Sarah Solis

*For others present, sign-in sheet is available in the Administration Building office.

1. ROLL CALL

Chairman Leary called the meeting to order at 6:01 p.m. Councilmen Bob Parker and Ramzi Murad were absent.

2. APPROVAL OF MINUTES

Ms. Trombi made a motion the minutes of September 16, 2008 be approved. Mr. Bardack seconded the motion, which passed unanimously.

3. CHAIRMAN'S REPORT

Mr. Leary congratulated and complimented Sarah Solis, the editor of the *Plane News*, for the latest issue; he stated it was very well done. Mr. Leary clarified Agenda item 7 was a platform to share concerns and questions and County Staff were there to listen. He stated after doing some research, he found Board of Supervisors (BOS) policy F-51 regarding real estate policies.

4. AIRPORTS DIRECTOR UPDATE

Mr. Drinkwater stated there was an investigation for old munitions by the Army Corp on Weld Blvd where the old Army range was. They will do some soil samplings for possible residues. He stated although the chances are small, it is a Department of Defense (DOD) regulation to complete an investigation and they have over 750 sites in San Diego alone. Mr. Drinkwater stated the Airport Land Use Compatibility Plan meetings have been attended by County staff, Rick Beach, Barry Bardack, Cliff Leary, Phyllis Trombi and many others and applauded their efforts through letter writing, committees, diligent attendance and support over the last 2 years of negotiations. Mr. Drinkwater spoke about the types of developments, runway designations, runway classification, approaches and safety areas of the ALUC. He stated it's much closer to a favorable outcome due to everyone's hard work and dedication. Mr. Leary further stated that Eric Nelson and other County staff worked 101% on this item despite the counter-efforts of a Santee councilman. He stated the next ALUC meeting will be December 4th if anyone was interested in attending. He asked that Rick Beach speak during the public comment period to educate people about the process. Ms. Trombi thanked County staff for allowing Eric Nelson to attend the meetings and focus on the issues.

5. AIRPORT MANAGER UPDATE

Mr. Griffiths stated that October had 20,759 total operations, 11 complaints during September, 50% coming from Fletcher Hills and 5 noise complaints during October. He stated he sent an email to several Gillespie flight schools and FBOs regarding approaches. He stated the FAA was no longer supporting middle markers in the United States and that we were fortunately able to fix Gillespie's middle marker. He stated that he was working with them on the WAAS system. There was an FAA jet flight checking an approach on runway 17/35. Improvement to GPS approach 27 mountain has not moved. FAA criteria changed due to the level of conservatism the technician took. Mr. Griffiths stated he is making strides with the FAA on communication. Mr. Leary stated a flight planning area would be beneficial.

6. REAL PROPERTY UPDATE

Ms. Lardy stated Aircraft Storage Spaces, operated by RPG Investments, Inc. is proposing to modernize part of the hangar building at 1820 Joe Crosson Drive. Three and a half T-hangars will be removed to make room for a new 3,822-square foot hangar. None of the existing T-hangar tenants will be displaced. The current occupants of the affected T-hangars will be temporarily relocated and then moved back into a new hangar upon the completion of the project. The proposed construction is part of RPG Investments, Inc.'s continuing efforts to modernize their leasehold and achieve a uniform appearance of the structures. Ms. Trombi asked if the 3 people in the T-hangars are OK with the movement. Russ Gilman stated the existing tenants requested one common hangar. Mr. Gilman stated he will finish the project quickly; the project on 1840 he previously introduced to the council will be completed in the spring due to the economy and

a lack of funding. Ms. Trombi clarified there would be no residence or pilot's quarters; Mr. Gilman confirmed there would be nothing like that.

Ms. Solis announced the spring issue of *Plane News* will spotlight Gillespie Field and asked the public for ideas regarding people or places to spotlight on the field. Mr. Leary stated contacting the Marine PIOs for history may be beneficial. Mr. Drinkwater stated the Army doing the munitions investigation may have information.

7. AVIATION LAND LEASE RATES

Tom Domico, (retired Airline Captain, CFI at Golden State Flying Club and Vice President of the GPA); Leslie Day, (has a hangar on field, and President Elect of the GPA); Vern Cagen, (Board of Directors for GPA); Howard Merritt (CAF 1, GPA); Cindy DeGrucci (San Diego Aircraft); Dick McDowell (Safari Aviation, President of GALA) all shared their concerns regarding raising lease rent at Gillespie Field. The general consensus was concern that if leases are raised, it would move general aviation costs out of the hands of the middle class and would make it impossible for the next generation of pilots to afford to fly. Each shared their personal experiences around Gillespie Field and asked that the current economic downturn be given serious consideration before raising lease rents. Several of these people also felt that Gillespie is self sufficient enough that lease rents should not be raised.

Mr. Drinkwater stated there were some very good issues raised and County staff can provide answers to at a later time. However, it is important to note County of San Diego Airports ground lease rates are not the most significant component of hangar rent rates. Facility development costs and acceptable rates of return on investment by fixed based operators significantly drive hangar rent rates. Mr. Leary clarified that BOS policy F-51 won't answer all the questions raised but it makes clear that GFDC is involved in determining things like policy and lease rates. Ms. Lardy stated the Rules and Regs and a previous rent presentation would answer some of Ms. Day's questions. Mr. Bardack stated the present is the best time to discuss the changes that will happen in 2010. Ms. Lardy stated there's no way to know what the economic situation will be in 2010. She clarified the County does not control hangar rents; only lease rents and she doesn't see that changing. Ms. Trombi clarified that even though Gillespie Field brings in more money than the rest of the County Airports, it is a County Airports System and no one Airport is a separate entity; each is connected through the Airport Enterprise Fund.

Rick Beach, AOPA Representative, spoke about the City Airport's budgeting process and its troubled management past. He stated the management team wasn't spending money on electrical, taxiways, or runways. He stated that different airports such as Brown Field and Van Nuys are qualitatively different; that there was a motivation to use Airport funds for purposes other than to improve the Airports. Mr. Beach stated things have now changed substantially and the current management team is looking to make significant changes.

Mr. Bardack inquired about a presentation on the current fiscal year budget. Mr. Drinkwater stated Airports Financial was working on the draft ACIP to be completed in December and it will be presented to the GFDC in January.

8. OPPORTUNITIES FOR MEMBERS OF THE PUBLIC TO ADDRESS THE GILLESPIE FIELD DEVELOPMENT COUNCIL ON MATTERS NOT PREVIOUSLY DISCUSSED

There were no matters by the public.

9. RECOMMENDATIONS BY THE COUNCIL FOR ITEMS TO BE DISCUSSED DURING A FUTURE GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING

Mr. Leary stated the Council would move for a new Chair and Vice Chair at the next meeting.

10. OLD BUSINESS

Ms. Solis stated Mr. Bardack's previous suggestion to have the GFDC meetings available for download online cannot be currently supported by the current web system that County Airports is using.

11. NEW BUSINESS

There was no new business.

Mr. Leary adjourned the meeting at 7:29 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, January 20, 2009 in City Council Chambers, 200 E. Main Street, El Cajon.

By  12/8/08
Sarah Solis, Office Support Specialist